

# ANNUAL NOTICE OF ASSESSMENT



## DeKalb County

Property Appraisal Department  
Maloof Annex  
1300 Commerce Drive  
Decatur, GA 30030  
PHONE (404) 371-0841

\*RE-1182441\*

## Official Tax Matter - 2016 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**

**06/03/2016**

**Last date to file a written appeal:**

**07/18/2016**

\*\*\* This is not a tax bill - Do not send payment \*\*\*

County property records are available online at:  
[dekalbcountyga.gov/propappr](http://dekalbcountyga.gov/propappr)

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\*\*\*\*\*AUTO\*\*S-DIGIT 30087 28 290

ROGULSKI MICHEL  
KRUPINSKI ELIZABETH  
1709 E GATE DR  
STONE MOUNTAIN, GA 30087-1910

\*UG02\*

**A**

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in BOX 'B' of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$750,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at Maloof Annex, 1300 Commerce Drive, Decatur, GA 30030 and which may be contacted by telephone at: (404) 371-0841.

Your staff contacts are **BRIAN ABERNATHY (404) 371-7086** and **NORBERT SCHULZ (404) 371-2006**.

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

**B**

| Account Number              | Property ID Number      | Acreage                         | Tax Dist                       | Covenant Year            | Homestead |
|-----------------------------|-------------------------|---------------------------------|--------------------------------|--------------------------|-----------|
| 1182441                     | 18 176 01 006           | 1.00                            | TUCKER                         |                          | YES - H1F |
| Property Description        | R3 - RESIDENTIAL LOT    |                                 |                                |                          |           |
| Property Address            | 1709 E GATE DR          |                                 |                                |                          |           |
|                             | Taxpayer Returned Value | Previous Year Fair Market Value | Current Year Fair Market Value | Current Year Other Value |           |
| 100% <b>Appraised</b> Value |                         | 321,100                         | 321,100                        |                          |           |
| 40% <b>Assessed</b> Value   |                         | 128,440                         | 128,440                        |                          |           |

### Reasons for Assessment Notice

Annual Assessment Notice required by GA Law (OCGA 48-5-306)

Based on the following: Review, Property Return or Audit

**C**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

| Taxing Authority           | Taxable Assessment | x | 2015 Millage   | = | Gross Tax Amount | - | Frozen Exemption | - | CONST-HMST Exemption | - | Host Credit     | = | Net Tax Due     |
|----------------------------|--------------------|---|----------------|---|------------------|---|------------------|---|----------------------|---|-----------------|---|-----------------|
| COUNTY OPNS                | 128,440            |   | .010390        |   | 1,334.49         |   | .00              |   | 103.90               |   | 541.46          |   | 689.13          |
| HOSPITALS                  | 128,440            |   | .000890        |   | 114.31           |   | .00              |   | 8.90                 |   | 46.38           |   | 59.03           |
| COUNTY BONDS               | 128,440            |   | .000010        |   | 1.28             |   | .00              |   | .00                  |   | .00             |   | 1.28            |
| UNIC BONDS                 | 128,440            |   | .000630        |   | 80.92            |   | .00              |   | .00                  |   | .00             |   | 80.92           |
| FIRE                       | 128,440            |   | .002750        |   | 353.21           |   | .00              |   | 27.50                |   | 143.31          |   | 182.40          |
| UNIC TAXDIST               | 128,440            |   | .001450        |   | 186.24           |   | .00              |   | 14.50                |   | 75.57           |   | 96.17           |
| POLICE SERVC               | 128,440            |   | .004690        |   | 602.38           |   | .00              |   | 46.90                |   | 244.41          |   | 311.07          |
| SCHOOL OPNS                | 128,440            |   | .023730        |   | 3,047.88         |   | .00              |   | 296.63               |   | .00             |   | 2,751.25        |
| STATE TAXES                | 128,440            |   | .000000        |   | .00              |   | .00              |   | .00                  |   | .00             |   | .00             |
| DEKALB SANI                |                    |   |                |   | 265.00           |   |                  |   |                      |   |                 |   | 265.00          |
| STORMWTR FEE               |                    |   |                |   | 48.00            |   |                  |   |                      |   |                 |   | 48.00           |
| STREET LIGHT               |                    |   |                |   | 70.00            |   |                  |   |                      |   |                 |   | 70.00           |
| <b>Estimate for County</b> |                    |   | <b>.044540</b> |   | <b>6,103.71</b>  |   | <b>.00</b>       |   | <b>498.33</b>        |   | <b>1,051.13</b> |   | <b>4,554.25</b> |
| TUCKER CITY                | 128,440            |   | .001000        |   | 128.44           |   | .00              |   | .00                  |   | .00             |   | 128.44          |
| <b>Estimate for City</b>   |                    |   | <b>.001000</b> |   | <b>128.44</b>    |   | <b>.00</b>       |   | <b>.00</b>           |   | <b>.00</b>      |   | <b>128.44</b>   |
| Total Estimate             |                    |   | .045540        |   | 6,232.15         |   | .00              |   | 498.33               |   | 1,051.13        |   | 4,682.69        |

SEE REVERSE